

**PROPOSED NEW VEHICULAR ACCESS
LODGE FARM, MARKET BOSWORTH ROAD**

An application is made to Hinckley and Bosworth Borough Council for the formation of a new vehicular access to serve the dwelling at Lodge Farm, Market Bosworth Road, Dadlington, CV13 6DH.

The application pack includes:

- Location Plan
- Proposed General Access Drawing – MJ-425-AD-25-P02
- Transport Technical Note prepared by Lennon Transport Planning (LTP)

The Site

The application relates to a traditional rural property located at Lodge Farm, Market Bosworth Road, Dadlington, CV13 6DH. The property is a two storey dwelling finished in white render with a tiled roof. To the south of the property is a large garden with timber stables and stores. Beyond the garden to the south is paddock land owned by the applicants (please see Location Plan). To the west and north of the property is a courtyard of former agricultural buildings which have been converted to separate residential properties. There is some detached, off plot parking for the dwelling located to the north of the property. To the east lies Market Bosworth Road. Vehicular access to the stables is taken from an agricultural access and track located off Fenn Lanes. Images of the existing dwelling and stables are provided below.





The Proposal

A new vehicular access is proposed from Market Bosworth Road. The new access will provide a separate means of access for domestic traffic to the property. This will not only reduce the risk of potential conflict between domestic and agricultural traffic, but also provide on plot parking within the defined curtilage of the farmhouse to offer more convenient access to the property.

The Development Plan

The development plan currently comprises the adopted Hinckley and Bosworth Core Strategy and the Site Allocations and Development Management Policies DPD. The NPPF is a key material planning consideration in the determination of the application.

- *Core Strategy (2009)*

The adopted Hinckley and Bosworth Core Strategy provides the spatial vision for the Borough.

- *The Hinckley and Bosworth Site Allocations and Development Management Policies DPD (SADMP)(2016)*

Policy DM1: Presumption in Favour of Sustainable Development

Policy DM17: Highways and Transportation of the SADMP seeks to ensure new development would not have an adverse impact upon highway safety.

Policy DM18: Car Parking of the SADMP seeks to ensure parking provision appropriate to the type and location of the development

- *National Planning Policy Framework (NPPF) (2024)*

Paragraph 116 of the Framework indicates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Assessment

Pre-application consultation was undertaken on behalf of the applicant with Leicestershire County Council as the relevant highway authority. An ATC survey was commissioned to establish 85th percentile speeds in order that suitable visibility splays could be calculated.

Details of the pre-application consultation and ATC survey are set out within the Transport Technical Note prepared by Lennon Transport Planning (LTP) provided with the application submission.

As demonstrated by the Transport Technical Note the proposal will not lead to any unsatisfactory traffic impact and an appropriate, safe and suitable form of vehicular access can be provided.

For these reasons, it is concluded the proposal does not cause conflict with the adopted development plan and planning permission can be supported.